

**FOR SALE**

244, Wigan Road, Standish, WN6 0AH

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996





## 244, Wigan Road, Standish, WN6 0AH

Substantial semi-detached home offering almost 2000 SQFT of space & no upward chain.



- Substantial semi-detached home
- Astonishing amount of floorspace
- Beautifully maintained throughout
- No chain delay
- 3 bedrooms plus loft room
- Highly coveted main road setting
- Sunny rear garden
- 1992 SQFT

Located in a highly prized position along the prestigious Wigan Road in a setting where properties of this size rarely come onto the market - this beautiful, traditional family home boasts an abundance of living space & is offered to the market with the added benefit of no chain delay. Sitting conveniently within easy reach of the centre of Standish Village & just a stone's throw from the pretty Ashfield Park, what really sets this wonderful home out from the rest of the competition though is its substantial square footage. At almost 2000 square feet, the property is much larger than similarly priced semi-detached homes in the area & simply must be viewed internally to be fully appreciated. Set across two floors, plus a loft conversion, in brief the property comprises; a large & welcoming entrance hallway with wc / cloaks, two generously sized reception rooms, a rear conservatory which overlooks the garden, a modern fitted kitchen diner which is finished with spot lighting and a range of integrated appliances, plus a useful utility with its own shower & access into the garage (which itself offers excellent annexe style potential if clients want to add a ground floor bedroom). Upstairs there are three good sized bedrooms (all of which are doubles) and 2 of which benefit from fitted wardrobes, a principal bathroom suite, plus a fully converted loft too. Externally the home is equally impressive; with generous front and rear gardens - the rear being notable for just how private, mature and well stocked it is. The rear faces due west & therefore enjoys lots of late afternoon sun. To the front there is a driveway which leads to the attached garage. Early viewings are highly recommended on this spacious family home. No chain delay.







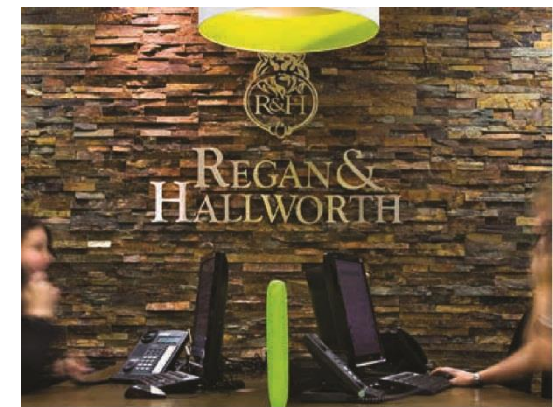


TOTAL FLOOR AREA : 1992 sq.ft. (185.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



**WIGAN OFFICE**  
4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

**STANDISH OFFICE**  
8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

**PARBOLD OFFICE**  
5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

[www.reganandhallworth.com](http://www.reganandhallworth.com)